

## Planning Commission Actions

Regular Meeting  
August 17, 2020 - 4:30 pm  
Online meeting

**Members Present:** Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Adam Duininck, Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

**Members Absent:** Kimberly Caprini

**Staff :** Lisa Baldwin

### Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes  
[Aug 3, 2020 Planning Commission](#)

### Consent

4. **Committee of the Whole – August 6, 2020**  
**Location and Design Review – On-Street Parking Meter Replacement**  
**Staff report by [Wes Durham](#)**

Action: **Approved** the staff report – the item is consistent with Minneapolis 2040.

### Public Hearing

5. **Northstar Sign, 1611 8th St SE, Ward 2**  
**City Staff: [Lindsey Silas](#), PLAN11288**

The City Planning Commission adopted staff findings for the application by Austin Harris.

#### **A. Conditional use permit.**

Action: **Approved** the conditional use permit to increase the maximum allowed height of a wall sign on a building that exceeds six stories or 84 feet in height, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the sign permits by the Department of Community Planning and Economic Development.

**Approved on consent.**

[1611 8th St SE](#)

6. **Gateway Mixed-Use Development, 250 Nicollet Mall, Ward 3**  
City Staff: [Hilary Dvorak](#), PLAN11315

The City Planning Commission adopted staff findings for the application by UP Gateway LLC.

**A. Registered land survey.**

Action: **Approved** the application for a preliminary and final Registered Land Survey, subject to the following condition:

1. The Reciprocal Easement Agreement shall be recorded with Hennepin County.

**Approved on consent.**

[250 Nicollet Mall](#)

7. **Community Health/First Care Clinics, 2011 and 2019 Chicago Ave, Ward 6**  
City Staff: [Aaron Hanauer](#), PLAN11220

The City Planning Commission adopted staff findings for the application by Community Health/First Care Clinics.

**A. Variance.**

Action: **Denied** the variance to reduce the front yard setback along E 21st St from 40 feet to 14 feet and in lieu thereof **approved** a variance to reduce the front yard setback along E 21st St from 40 feet to 15 feet for parking spaces.

**Approved on consent.**

**B. Site plan review.**

Action: **Approved** the site plan review for a new 12,752 square foot clinic, subject to the following conditions:

1. All site improvements shall be completed by August 17, 2020, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. A minimum of eight bicycle parking spaces shall be provided and at least four of the spaces shall meet the requirements for short term bicycle parking spaces.
5. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED. All wall signs shall be no higher than 20 feet in height as shown on the submitted master sign plan.

6. To comply with Section 530.120 – Building design, first floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.
7. The mechanical equipment/transformer shall be screened in compliance with Section 535.70 Screening of mechanical equipment.
8. The outdoor refuse and recycling storage containers shall be screened in compliance with Section 535.80 – Screening of refuse and recycling storage containers.
9. To comply with Section 530.180 – Landscaping of other area, no rock mulch is allowed.
10. Existing and proposed lighting shall comply with Chapter 535 and Chapter 541 of the zoning code.
11. Fences must comply with the Section 535.420 – Fence height requirements.

**Approved on consent.**

[2011 Chicago Ave](#)

8. **3908 Abbott Ave S, Ward 13**  
**City Staff:** [Lindsey Silas](#), PLAN11311

The City Planning Commission adopted staff findings for the application by Tyler Nogai.

**A. Variance.**

Action: **Approved** the variance to reduce the minimum lot area requirement from 6,000 square feet to 5,350 square feet for Parcel 1 and to 5,348 square feet for Parcel 2, subject to the following conditions:

1. The existing single-family home on the site shall be removed.
2. The existing curb cut and driveway along Abbott Ave S must be removed. All future vehicular access shall occur via the alley.

**Aye:** Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Schroeder  
**Nay:** Duininck and Sweasy

**B. Variance.**

Action: **Approved** the variance to reduce the minimum lot width requirement from 50 feet to 42.5 feet for both parcels, subject to the following conditions:

1. The existing single-family home on-site shall be removed.
2. The existing curb cut and driveway along Abbott Avenue S shall be removed. All future vehicular access shall occur via the alley.

**Aye:** Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Schroeder  
**Nay:** Duininck and Sweasy

**C. Minor subdivision.**

Action: **Approved** the minor subdivision, subject to the following conditions:

1. The existing single-family home on-site shall be removed.
2. The existing curb cut and driveway along Abbott Avenue S shall be removed. All future vehicular access shall occur via the alley.

**Aye:** Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Schroeder

**Nay:** Duininck and Sweasy

[3908 Abbott Ave S](#)

9. **927 W Broadway Ave and 1838 Dupont Ave N, Ward 5**

**This item was continued from the August 3, 2020**

**City Staff:** [Hilary Dvorak](#), PLAN11274

The City Planning Commission adopted staff findings for the application by 927 Bldg, LLC.

**A. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 927 W Broadway Ave from the C1 Neighborhood Commercial District to the C3A Community Activity Center District.

**Approved on consent.**

**B. Conditional use permit.**

Action: **Returned** the conditional use permit to increase the height of the building.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to increase the maximum Floor Area Ratio (FAR) of the building from the maximum 2.7 to 3.01.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance to reduce the minimum off-street parking requirement from 50 to 15.

**Approved on consent.**

**E. Site plan review.**

Action: **Approved** the site plan review for an approximate 6,900 square foot addition to the existing building, subject to the following conditions:

1. All site improvements shall be completed by August 17, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. If there is rooftop mechanical equipment proposed, the applicant shall provide information about the size and height of the rooftop mechanical equipment and a sightline study to confirm that the building itself will screen it from the public street.
5. The applicant shall show where the refuse and recycling storage containers will be located on the final site plan. The refuse and recycling storage containers shall meet the screening requirements of Chapter 535, Regulations of General Applicability.
6. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

**Approved on consent.**

[927 West Broadway Ave](#)

10. **Gordon Center Emergency Shelter, 2220 16th Ave N, Ward 5**  
City Staff: [Shanna Sether](#), PLAN11167

The City Planning Commission adopted staff findings for the application by Hennepin County.

**A. Conditional use permit.**

Action: **Continued** the conditional use permit to allow an emergency shelter for up to 50 people who identify as female to the September 8, 2020, City Planning Commission public hearing.

**B. Variance.**

Action: **Continued** the variance to increase the maximum impervious surface to the September 8, 2020, City Planning Commission public hearing.

**C. Minor subdivision.**

Action: **Continued** the minor subdivision in order to create two parcels from one parcel to the September 8, 2020, City Planning Commission public hearing.

[2220 16th Ave N](#)

## Adjournment

The meeting adjourned at 5:23 p.m.

**Notice:**

Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on [www.minneapolismn.gov/tv/citycounciltv](http://www.minneapolismn.gov/tv/citycounciltv). The public may submit comments or participate by phone in the meeting by using the following website: [www.minneapolismn.gov/meetings/index.htm](http://www.minneapolismn.gov/meetings/index.htm).

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.baldwin@minneapolismn.gov](mailto:lisa.baldwin@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

**Next Planning Commission meeting: Sep 8, 2020**

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.baldwin@minneapolismn.gov](mailto:lisa.baldwin@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.